

ANGELA B. FLINN, GRANTOR

TO

**WARRANTY DEED**

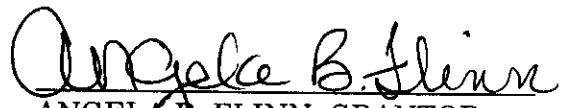
FRANCES ANNE LUCKETT, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, ANGELA B. FLINN, hereby sells, conveys, and warrants unto the Grantee, FRANCES ANNE LUCKETT, the land in DeSoto County, Mississippi, being more particularly described as follows:

2.86 acres, more or less, in the Southwest quarter of Section 5, Township 4, Range 7 West, DeSoto County, Mississippi, more fully described in Exhibit A, attached hereto.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. The warranty in this deed is subject to any prior conveyance or reservation of minerals of every kind and character, including but not limited to current or prior owners. No such reservation is made by Grantor herein however with this conveyance. Taxes for 2007 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

EXECUTED this the 31<sup>st</sup> day of August, 2007.

  
ANGELA B. FLINN, GRANTOR

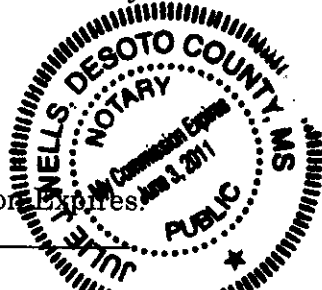
WBB

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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named ANGELA B. FLINN, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 31<sup>st</sup> day of August, 2007.



[Signature]  
NOTARY PUBLIC

My Commission Expires: 6/3/11

GRANTOR'S ADDRESS: 2824 Fox Bend Lane, Olive Branch, MS 38654

Home #: (901) 336-3166 Bus #: 901.383.5063

GRANTEES' ADDRESS:

7235 Hwy 51<sup>South</sup> Hernando, MS 38632

Home #: (901) 355-6378 Bus #: (901) 683-5353

Prepared by:  
Julie J. Wells  
Walker, Brown & Brown, P. A.  
P. O. Box 276  
Hernando, MS 38632  
(662) 429-5277  
(901) 521-9292

038jjw flinntoluckettwd

DESCRIPTION OF A 2.86 ACRE LOT IN THE NORTHWEST QUARTER OR THE SOUTHWEST QUARTER OF SECTION 5; TOWNSHIP 4 SOUTH; RANGE 7 WEST; DESOTO COUNTY, MISSISSIPPI AND MORE ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at a point recognized as the southwest corner of Section 5; Township 4 South; Range 7 West; thence due north a distance of 259.53 feet to a point in the centerline of McCracken Road; thence along the centerline of McCracken Road with the following calls:

N 20 41' 44" E	-	171.14 Ft.
N 14 07' 44" E	-	531.84 Ft.
N 06 04' 44" E	-	380.18 Ft.
N 29 25' 44" E	-	188.77 Ft.
N 45 02' 44" E	-	141.79 Ft.
N 54 11' 44" E	-	199.09 Ft.
N 19 40' 43" E	-	116.00 Ft.
N 01 42' 44" E	-	157.96 Ft.

to the point of beginning; thence continue along the centerline of McCracken Road N 01 42' 44" E a distance of 193.11 feet a point; thence S 81 41' 09" E a distance of 458.71 feet to a point; thence S 04 44' 22" W a distance of 356.44 feet to a point; thence N 69 01' 34" W a distance of 463.71 feet to the point of beginning and containing 2.86 acres. All bearings are referenced to true north.